

SUBJECT: PRELIMINARY REPORT
Del Ridge (East Markham) Inc.
Applications to amend the Official Plan and Zoning By-law to
allow two (2) – 8 storey apartment buildings at 7325
Markham Road

File Nos: OP/ZA 15 133670

PREPARED BY: Stacia Muradali, Senior Planner
East District, Ext. 2008

REVIEWED BY: Sally Campbell, Acting Manager
East District, Ext. 2645

RECOMMENDATION:

- 1) That the report dated September 22, 2015 and titled “PRELIMINARY REPORT, Del Ridge (East Markham) Inc., Applications to amend the Official Plan and Zoning By-law to allow two (2) – 8 storey apartment buildings at 7325 Markham Road”, be received;

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications to amend the Official Plan and Zoning By-law submitted by Del Ridge (East Markham) Inc. This report contains general information in regards to applicable Official Plan or other policies as well as other issues and this report should not be taken as Staff's opinion or recommendation on the applications. The Official Plan and Zoning By-law amendment applications were deemed complete on April 8th, 2015. The CAO, who has delegated authority during Council's summer recess, has authorized the scheduling of the statutory Public Meeting. The statutory Public Meeting is scheduled for September 24th, 2015.

BACKGROUND:

Subject property and area context

The subject property is located at the south-east corner of Markham Road and New Delhi Drive, north of Denison Street (Figure 1). The subject property is approximately 2.22 hectares (5.5 acres) and is currently vacant. There is a stormwater management pond located to the east and a drainage channel located to the south. Existing single and semi-detached homes are located beyond the drainage channel to the south. A contractors yard and residential development in the form of four (4) to six (6) storey apartment buildings

are located on the west side of Markham Road. Commercial development is located on the north side of New Delhi Drive (Figure 2).

Official Plan and Zoning

The subject property is currently designated “Commercial - Community Amenity Area” in the City’s in-force Official Plan (1987 Revised), as amended (Figures 5 & 6) and in the Armadale Secondary Plan. Medium and high density residential uses are contemplated in the “Community Amenity Area” designation subject to the review of a specific development proposal, rezoning and ensuring that the location is appropriate. High density residential uses are to have an average net site density between 80 to 148 units per hectare (32 to 60 units per acre). Buffer areas can be used for the calculation of permitted development density.

The proposed net site density is approximately 199 units per hectare, which exceeds the maximum density range of 80 to 148 units per hectare (32 to 60 units per acre) for high density developments in the City’s in-force Official Plan (1987 Revised), as amended. The applicant is seeking an amendment to the City’s in-force Official Plan (1987 Revised), as amended, to increase the allowable density to 200 units per hectare (81 units per acre).

The subject property is designated “Mixed Use Mid Rise” in the City’s 2014 Official Plan (not yet in force) (Figure 7). The “Mixed Use Mid Rise” designation provides for apartment buildings up to a maximum building height of eight (8) storeys with a maximum overall density of up to 2.0 FSI (Floor Space Index). The proposed development would conform to the City’s 2014 Official Plan (not yet in force).

The Owner will be required to convey to the City an environmental buffer adjacent to the drainage channel, the details of which are still in the process of being determined, and which will be provided as part of any future site plan application. As a result, the proposed net site density which currently conforms, will increase following the conveyance of the buffer lands because the City’s 2014 Official Plan (not yet in force) does not provide for natural heritage features and their associated vegetation protection zones to be included in the calculation of the FSI. However, the proposed development is only required to conform to the in-force Official Plan (1987 Revised), as amended, as the development applications were submitted prior to the City’s 2014 Official Plan (not yet in force) receiving approval. If the current Official Plan and Zoning By-law Amendment applications are approved prior to the City’s 2014 Official Plan (not yet in force) being approved or partially approved at the Ontario Municipal Board (OMB), then an amendment to the 2014 Official Plan (not yet in force) is not required as legally existing development and land uses are recognized as conforming to the 2014 Official Plan (not yet in force), as per Section 11.1.3. However, if the 2014 Official Plan (not yet in force) is approved or partially approved prior to the subject development applications receiving a Council decision, then a site-specific amendment will be brought forward to address the increase in net site density as a result of the Owner providing an environmental buffer.

The subject property is zoned “Community Amenity Two *258 (Hold) [CA2*258(H)]” in Zoning By-law 177-96, as amended (Figure 4). Apartment dwellings with a maximum height of 12 metres (39 feet) and maximum FSI of 1.0 are permitted under the current zoning, subject to other site-specific development standards. Conditions of the Holding (H) provision include, but are not limited to, the execution of a site plan agreement and confirmation that adequate water, sanitary sewer and stormwater management facilities are available to service the subject lands. An amendment to the Zoning By-law is required to increase the FSI from 1.0 to 2.0, to increase the maximum height to accommodate eight (8) storeys and to implement appropriate site-specific development standards.

Proposal for apartment buildings

Del Ridge (East Markham) Inc. is proposing to develop two (2) apartment buildings on the subject property (Figure 3). The proposed apartment buildings will be eight (8) storeys in height and comprised of a total of 442 apartment units with a total gross floor area of approximately 44,345.5 square metres (477, 331 square feet). The proposed net site density is 199 units per hectare and the proposed FSI is 1.99. Two (2) levels of underground parking will be provided as well as some surface parking. Residential parking will be provided at a rate of 1.25 parking spaces per apartment unit. Visitor parking will be provided at a rate of 0.25 parking spaces per apartment unit. In total, 668 parking spaces will be provided, which conforms to the City’s current By-law parking requirement.

Community information meeting held on August 26th

The Ward Councillor facilitated a community information meeting on August 26th, 2015. Approximately 15 residents attended the community information meeting. Some of the main comments that were raised by the residents at the community information meeting include, but are not limited to the following:

1. Impact of the proposed development on traffic;
2. Displacement of wildlife in the area;
3. Loss of privacy;
4. Concerns with the overall amount of development in the local area;
5. Ability of the developer to sell units prior to approval of the current planning applications; and
6. Final grading of the proposed development.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/ issues raised to date. Other matters that are identified through the detailed review of the applications will be discussed in a future recommendation report:

1. The appropriateness of the proposed amendments to the Official Plan and Zoning By-law are being reviewed as part of the applications review process.

2. A future site plan application will be required to facilitate the proposed development.
3. The south portion of the subject property, adjacent to the existing drainage channel, is located within the Toronto and Region Conservation Authority (TRCA) Screening Zone and subject to TRCA review and comments. Appropriate buffers and setbacks will be determined as part of the applications review process.
4. Markham Road is under the jurisdiction of the Region of York and comments from the Region of York are required as pertains to the proposed access.
5. The Region of York has delegated approval authority of the Official Plan Amendment to the City.
6. The City is currently undertaking an Environmental Assessment (EA) Study of the Markham Road sanitary sewer. The proposed development will be included as part of the Class EA Study. The development cannot proceed until the EA Study is finalized and any upgrades required by the Study for the sanitary sewer is confirmed. The City's Engineering Department has requested that a Holding (H) provision be implemented as part of the Zoning By-law amendment application, which can only be removed once the Class EA Study is completed.
7. The applicant submitted a Transportation Impact Study (TIS) which is currently under review by both the Region of York and the City.
8. The applicant will be required to implement appropriate transportation demand management (TDM) measures in support of the proposed development including, but not limited to, unbundling parking, promoting public transit use and providing a car share program.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The applications are being considered within the context of the City's growth management and strategic priorities.

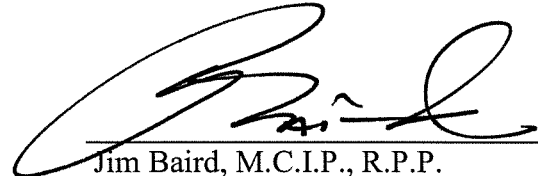
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review. All conditions and requirements received will be reviewed and if appropriate will be incorporated into the proposed amendments or future site plan conditions.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Acting Senior Development Manager



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- | | |
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| Figure 1: | Location Map |
| Figure 2: | Air Photo |
| Figure 3: | Proposed Site Plan |
| Figure 4: | Area Context/ Zoning |
| Figure 5: | Schedule A- In-force Official Plan (1987 Revised), as amended. |
| Figure 6: | Schedule H- In-force Official Plan (1987 Revised), as amended. |
| Figure 7: | Map 3- Official Plan 2014 (not yet in force) |

AGENT CONTACT INFORMATION:

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AIR PHOTO 2014

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
7325 MARKHAM ROAD

FILE No.OP_ZA15133670(SM)

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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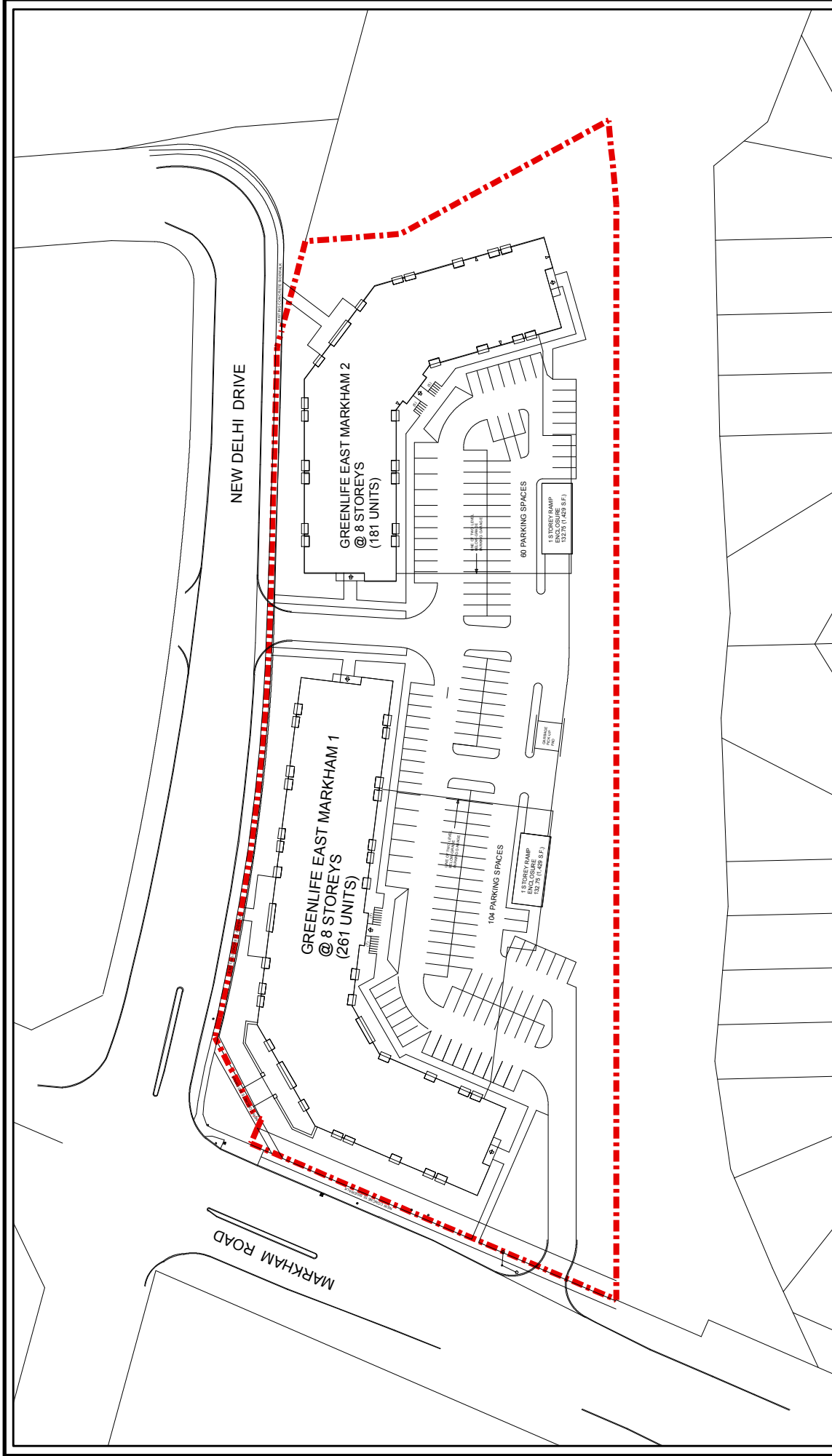
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FIGURE No. 2

 SUBJECT LANDS





SITE PLAN

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
7325 MARKHAM ROAD

FILE No.OP_ZA15133670(SM)

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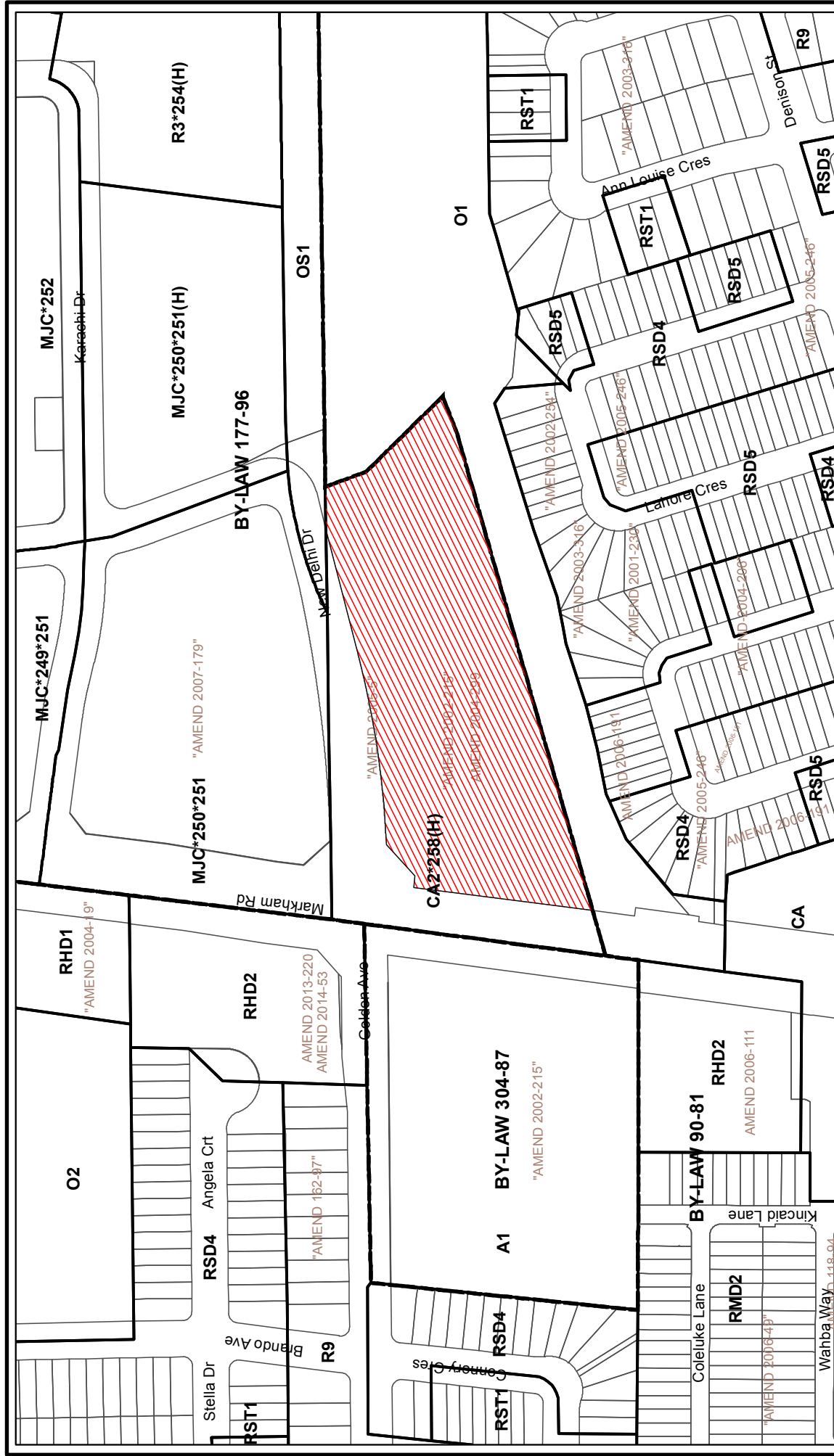
MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 3



AREA CONTEXT / ZONING

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
7325 MARKHAM ROAD

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DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 4

SUBJECT LANDS



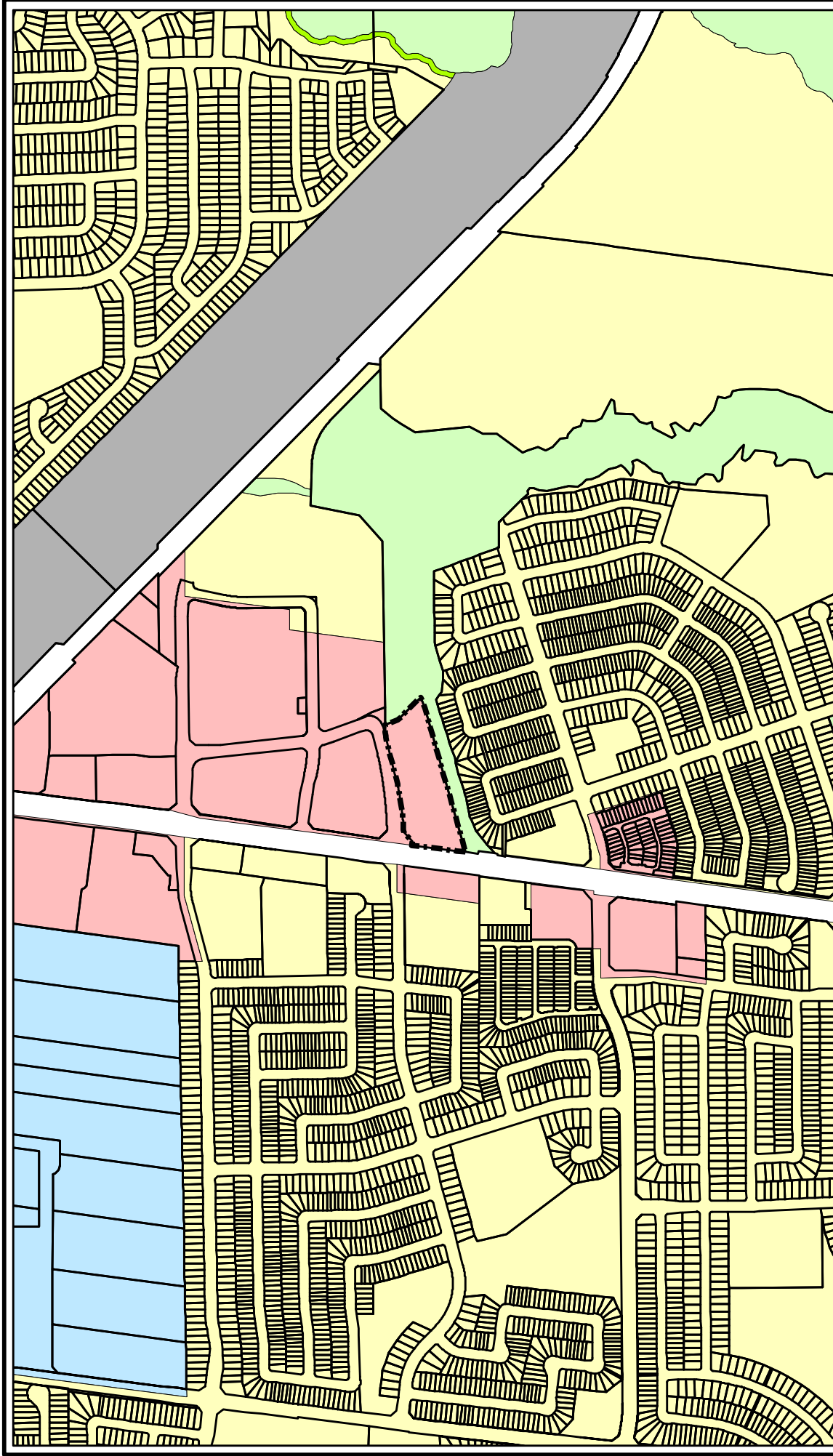
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DATE:12/08/2015

FIGURE No. 4



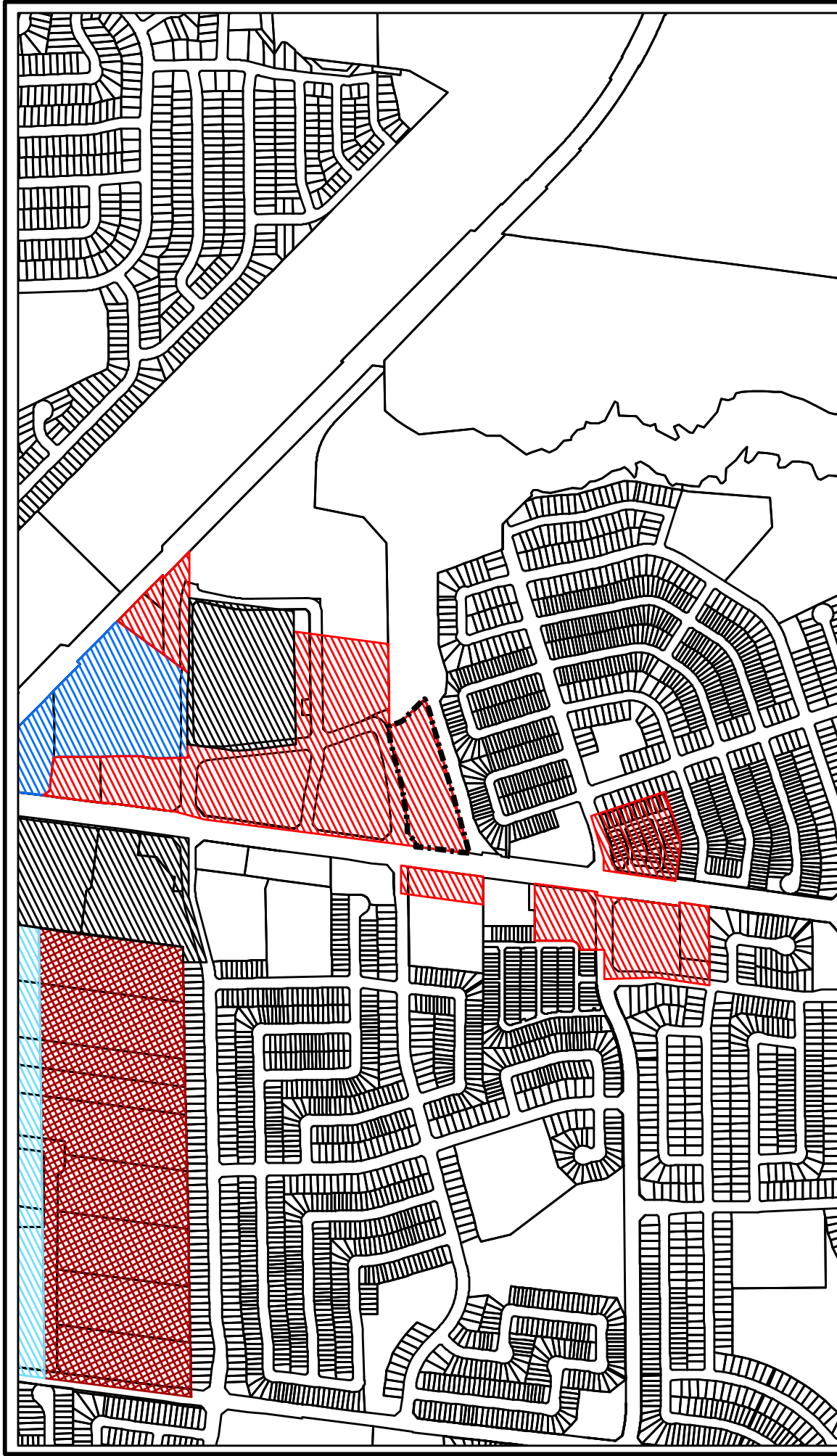
IN-FORCE OFFICIAL PLAN - SCHEDULE A (Revised 1987)

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
7325 MARKHAM ROAD

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- Urban Residential
- Commercial
- Industrial
- Hazard
- Open Space
- Transportation Utilities
- SUBJECT LANDS



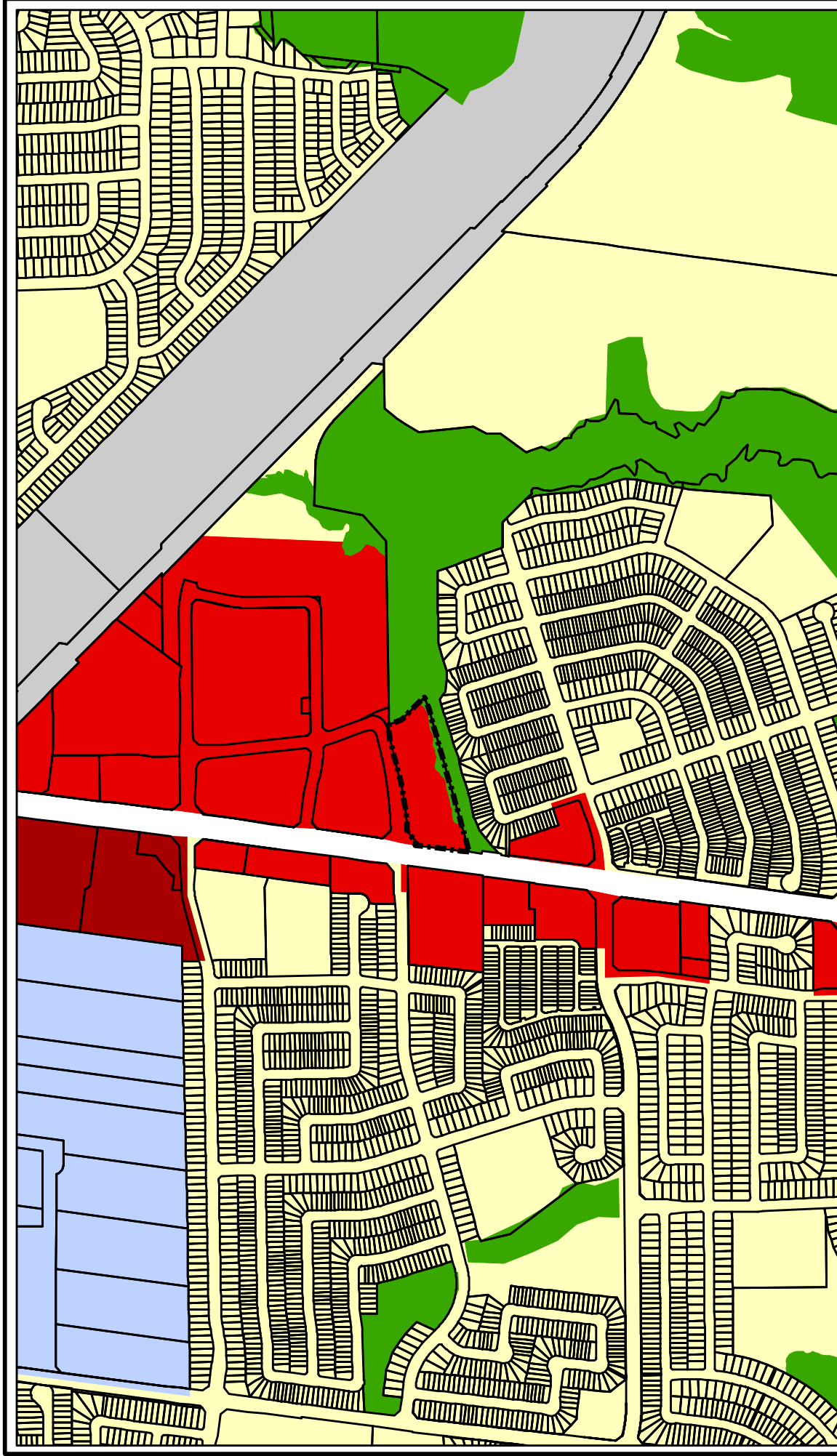
IN-FORCE OFFICIAL PLAN - SCHEDULE H (Revised 1987)

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
7325 MARKHAM ROAD

FILE No. OP_ZA15133670(SM)

- MAJOR COMMERCIAL AREA
- COMMUNITY AMENITY AREA
- RETAIL WAREHOUSE AREA
- BUSINESS CORRIDOR AREA
- GENERAL INDUSTRIAL AREA
- SUBJECT LANDS

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OFFICIAL PLAN 2014 - MAP 3 (NOT YET IN FORCE)

APPLICANT: DEL RIDGE (EAST MARKHAM) INC.
7325 MARKHAM ROAD

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--- SUBJECT LANDS

MIXED USE MID RISE

COMMERCIAL

GENERAL EMPLOYMENT

GREENWAY

TRANSPORTATION & UTILITIES

RESIDENTIAL LOW RISE

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FIGURE No. 7